

1208 Oakland Ave

CROSSFIT GYM FOR LEASE



1208 OAKLAND AVE, GREENSBORO, NC, 27403

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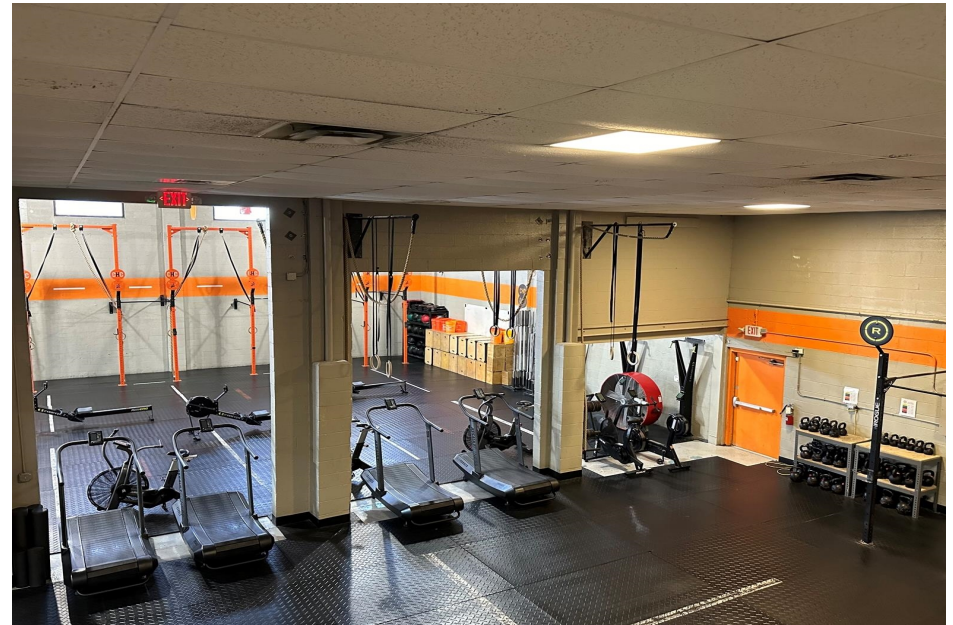


THE SPACE

Location	1208 Oakland Ave, Greensboro, NC, 27403
COUNTY	Guilford
Square Feet	8,652
Annual Rent PSF	\$22.00
Lease Type	NNN

HIGHLIGHTS

- 8,652 SF available for lease
- Unique property with opportunity for various types of businesses
- Ideal for health club, taproom, brewery, office or retail to name a few.
- Parking spaces are plentiful
- Zoning: CU-GO-M
- Suitable for any gym
- Multilevel space with offices, meeting areas and additional space for storage or classrooms
- Outdoor space available for optional use
- ADT Security system in place
- Within walking distance to UNCG



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
20,193	94,740	209,628



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$66,427	\$77,103	\$80,522



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,426	35,498	84,389

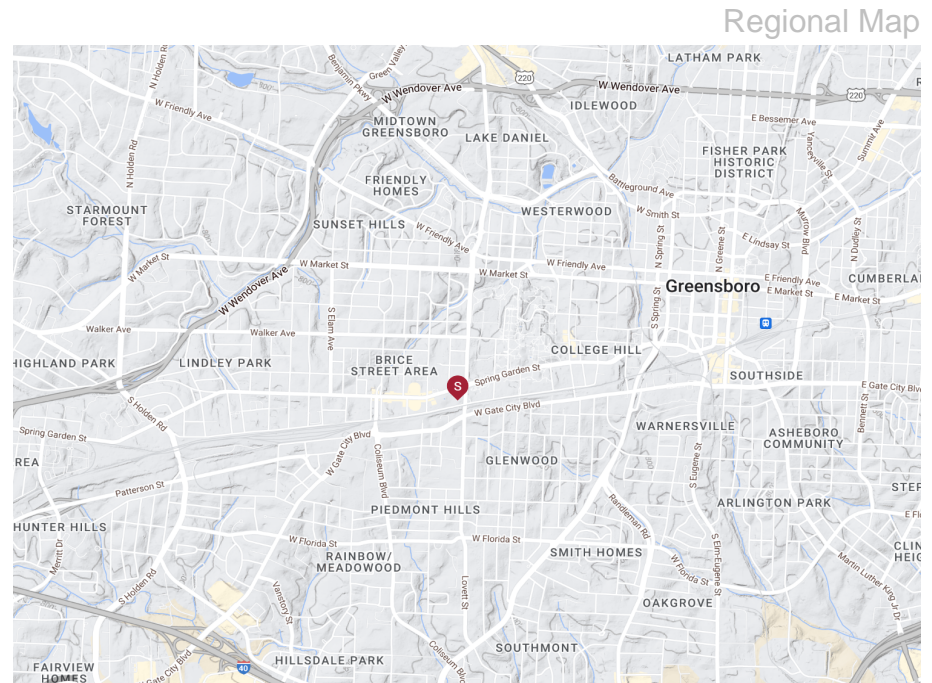
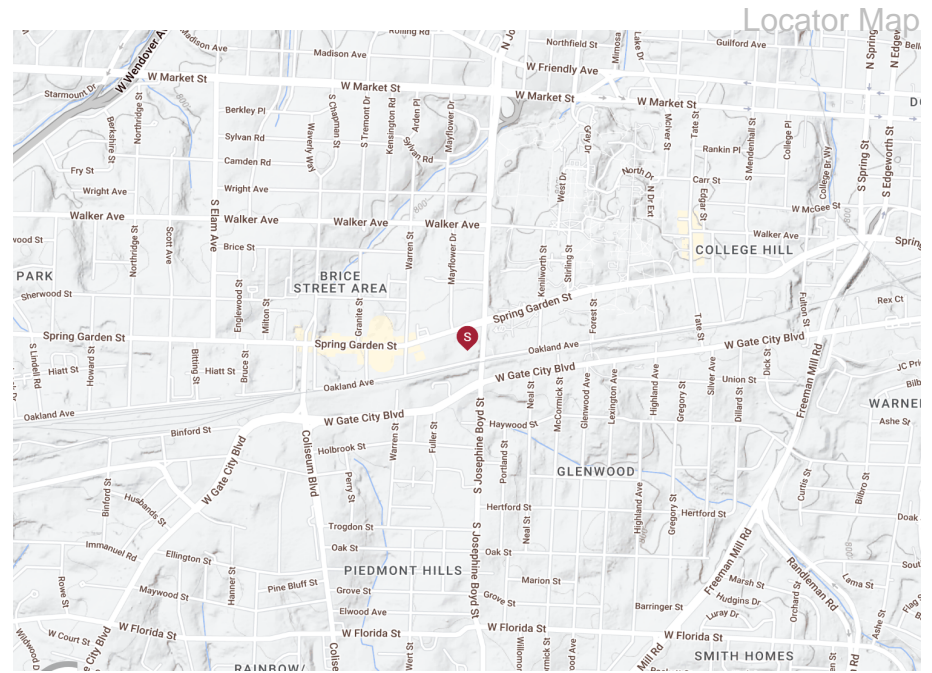
PROPERTY FEATURES

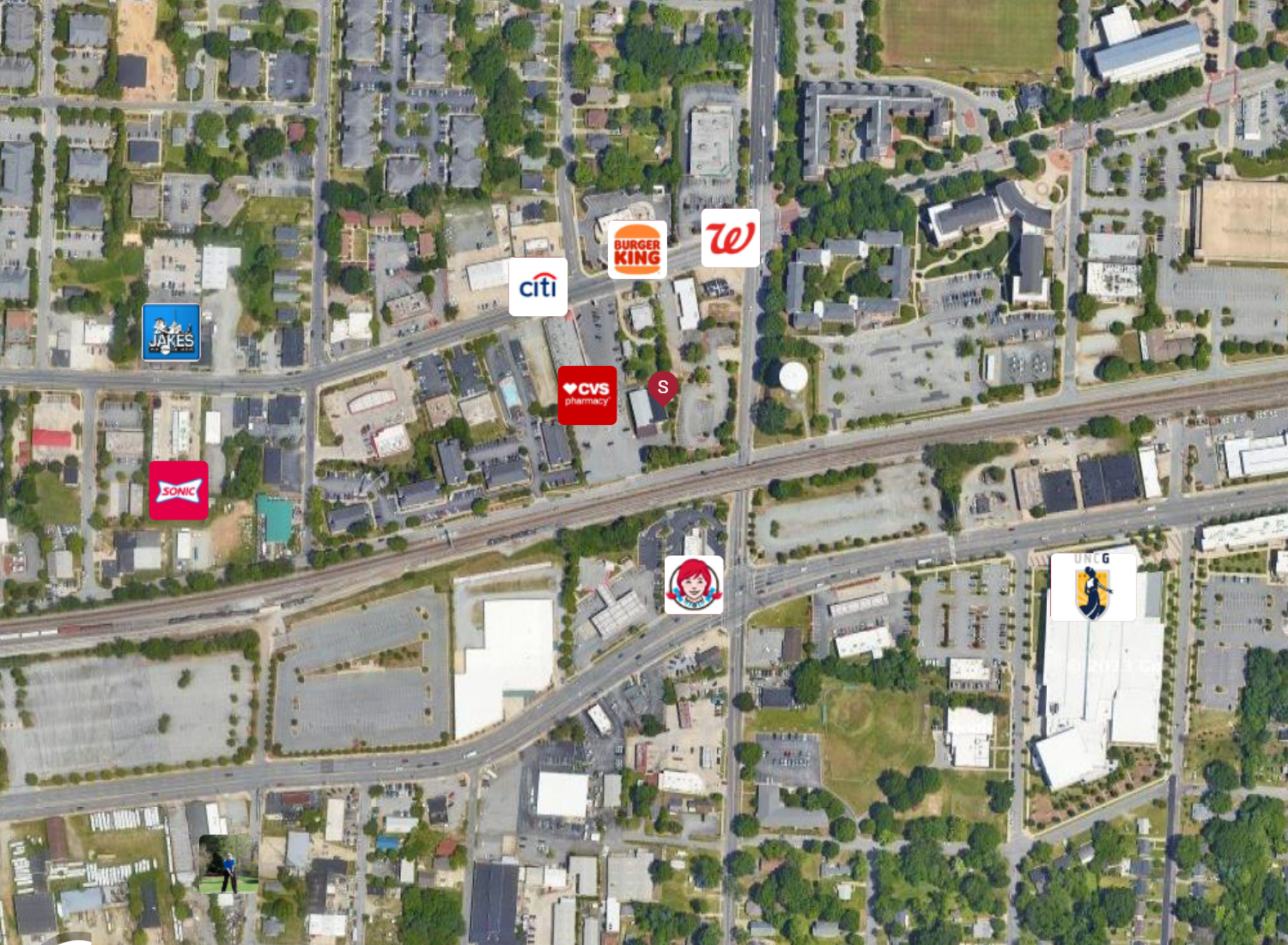
TOTAL TENANTS	1
BUILDING SF	8,652
YEAR BUILT	1955
ZONING TYPE	CU-GO-M
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1



About Greensboro

- Greensboro is part of the Piedmont Triad which includes Winston-Salem and High Point. Greensboro was nicknamed the “Gate City” as it was one of the main railway hubs in the South. Greensboro lies in the middle of NC allowing quick access to the major cities in NC. It is home to the Piedmont Triad International Airport.
- Downtown Greensboro offers Greensboro Grasshopper baseball, nightclubs, art galleries, unique shops, lounges, bars and breweries as well as restaurants and many other businesses. Residents enjoy many parks, greenways, trails and lakes.
- Greensboro has been ranked as one of the top up and coming cities for jobs! Greensboro is headquarters to several well-known companies such as Wrangler, The Fresh Market and Mack Trucks. Other top employers include VF Corporation, Guilford County Schools, The Moses H. Cone Memorial Hospital and Qorvo.
- The city is home to five colleges and universities.
- Living in Greensboro offers residents many opportunities for growth and prosperity.





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,209	83,142	180,704
2010 Population	15,143	84,456	190,140
2023 Population	20,193	94,740	209,628
2028 Population	20,033	95,004	211,660
2023-2028: Population: Growth Rate	-0.80 %	0.30 %	0.95 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	924	5,689	11,400
\$15,000-\$24,999	604	3,686	8,152
\$25,000-\$34,999	517	3,509	8,470
\$35,000-\$49,999	826	5,269	12,351
\$50,000-\$74,999	1,110	6,369	14,903
\$75,000-\$99,999	593	3,602	9,557
\$100,000-\$149,999	517	3,971	10,922
\$150,000-\$199,999	134	1,340	3,737
\$200,000 or greater	201	2,063	4,898
Median HH Income	\$46,322	\$48,476	\$52,117
Average HH Income	\$66,427	\$77,103	\$80,522

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,615	35,532	78,463
2010 Total Households	5,435	33,419	77,709
2023 Total Households	5,426	35,498	84,389
2028 Total Households	5,382	35,769	85,667
2023 Average Household Size	2.14	2.20	2.26
2000 Owner Occupied Housing	2,061	16,330	39,479
2000 Renter Occupied Housing	3,161	16,618	33,630
2023 Owner Occupied Housing	2,054	14,771	40,614
2023 Renter Occupied Housing	3,372	20,727	43,775
2023 Vacant Housing	609	3,798	7,416
2023 Total Housing	6,035	39,296	91,805
2028 Owner Occupied Housing	2,100	15,160	42,255
2028 Renter Occupied Housing	3,282	20,609	43,412
2028 Vacant Housing	660	4,112	7,871
2028 Total Housing	6,042	39,881	93,538
2023-2028: Households: Growth Rate	-0.80 %	0.75 %	1.50 %

Source: esri

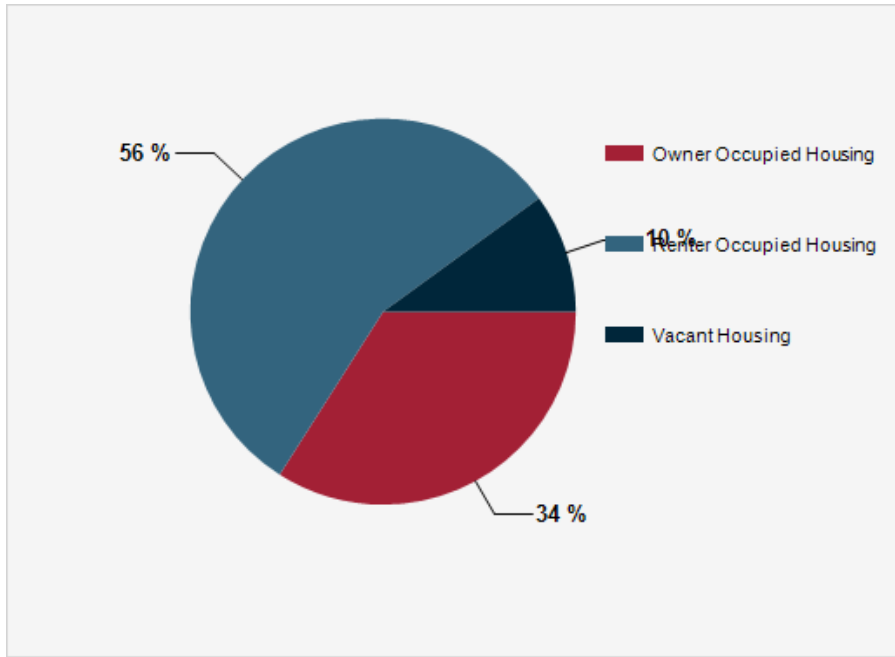
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	929	6,177	14,949
2023 Population Age 35-39	675	5,228	12,878
2023 Population Age 40-44	593	4,770	12,004
2023 Population Age 45-49	532	4,358	10,760
2023 Population Age 50-54	519	4,446	11,139
2023 Population Age 55-59	545	4,482	11,075
2023 Population Age 60-64	523	4,617	11,467
2023 Population Age 65-69	442	4,003	10,436
2023 Population Age 70-74	326	3,227	8,757
2023 Population Age 75-79	176	2,244	6,226
2023 Population Age 80-84	117	1,503	4,063
2023 Population Age 85+	101	1,458	4,215
2023 Population Age 18+	17,825	77,744	168,663
2023 Median Age	23	29	34

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$49,125	\$47,519	\$51,222
Average Household Income 25-34	\$63,597	\$66,039	\$69,648
Median Household Income 35-44	\$52,920	\$55,393	\$60,478
Average Household Income 35-44	\$78,399	\$85,732	\$88,391
Median Household Income 45-54	\$60,627	\$60,032	\$64,831
Average Household Income 45-54	\$90,945	\$98,306	\$98,915
Median Household Income 55-64	\$59,342	\$55,392	\$58,644
Average Household Income 55-64	\$94,905	\$95,164	\$95,686
Median Household Income 65-74	\$44,348	\$46,730	\$50,341
Average Household Income 65-74	\$66,520	\$77,076	\$80,365
Average Household Income 75+	\$57,620	\$65,809	\$66,943

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	794	5,396	12,992
2028 Population Age 35-39	735	5,505	13,869
2028 Population Age 40-44	595	4,911	12,386
2028 Population Age 45-49	554	4,677	11,677
2028 Population Age 50-54	521	4,280	10,704
2028 Population Age 55-59	494	4,310	10,877
2028 Population Age 60-64	483	4,167	10,484
2028 Population Age 65-69	438	4,063	10,430
2028 Population Age 70-74	357	3,465	9,416
2028 Population Age 75-79	242	2,699	7,435
2028 Population Age 80-84	149	1,865	5,194
2028 Population Age 85+	111	1,614	4,789
2028 Population Age 18+	17,686	78,241	171,063
2028 Median Age	23	30	36

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,685	\$53,987	\$57,918
Average Household Income 25-34	\$74,279	\$76,854	\$81,096
Median Household Income 35-44	\$59,112	\$63,691	\$71,019
Average Household Income 35-44	\$91,011	\$98,071	\$101,367
Median Household Income 45-54	\$71,243	\$69,435	\$76,650
Average Household Income 45-54	\$105,034	\$111,957	\$113,472
Median Household Income 55-64	\$65,561	\$63,873	\$69,484
Average Household Income 55-64	\$102,580	\$107,883	\$110,037
Median Household Income 65-74	\$51,598	\$53,320	\$57,199
Average Household Income 65-74	\$80,359	\$90,094	\$94,056
Average Household Income 75+	\$69,829	\$79,327	\$81,331

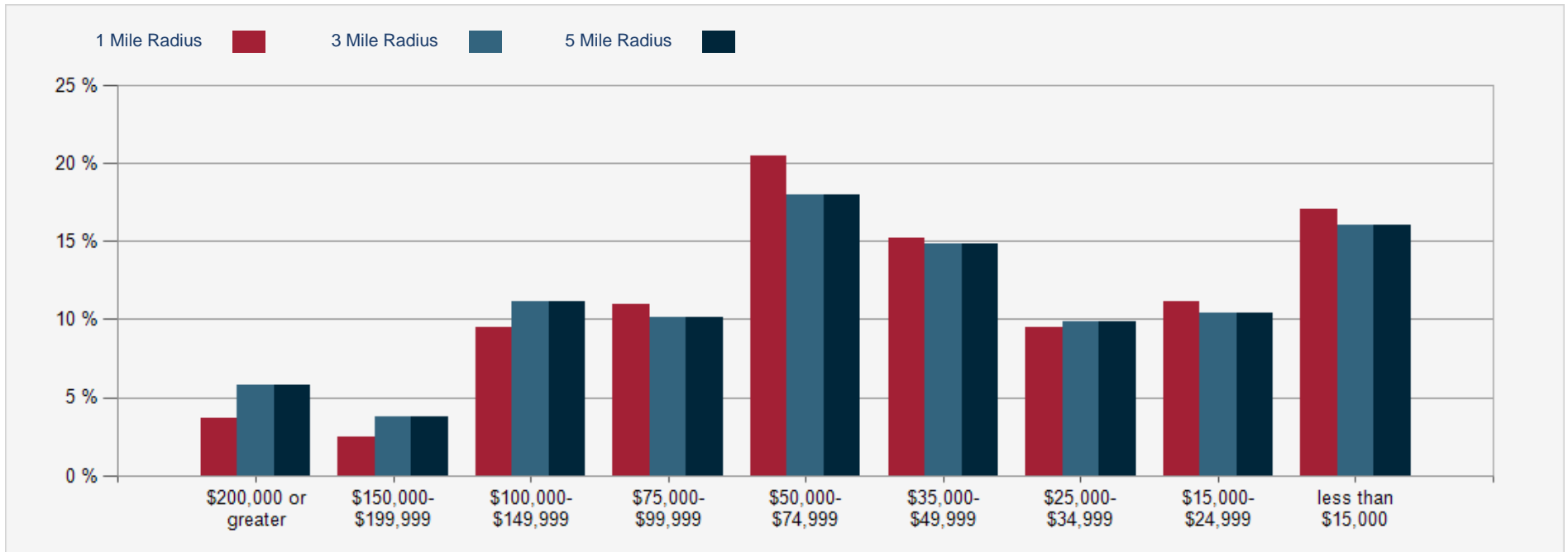
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



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Exclusively Listed By



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